

City of Tacoma's Estimated Rent Burden-Housing Need by Income: 2019 – 2040

2019 Household Gross Income levels ¹			No. of renter households ²	Affordable Monthly Housing Payment ⁴	2019 Monthly Rental Housing Costs ⁵	% of rent burdened households ⁶		Affordable Units Needed for Rent Burdened Households					
								2019 (existing need)		2019 – 2040 (future need) ⁷		Totals (existing and future need)	
						rent burden (% of gross income that households pay for rent and utilities)							
						>30% to <= 50%		>50%	>30% to <= 50%	>50%	>30% to <= 50%	>50%	>30% to <= 50%
Computer Programmer (\$87,740/year)			80% AMI ^	\$2,193	\$2,222 – 4BR \$1,829 – 3BR								
Area Median (AMI) Income (\$26.68/hour;\$55,506/year)				14,555 37%		\$1,387							
Work Force Housing Needs	Starting Teacher (\$24.61/hour; \$51,194/year)					\$1,279	\$1,265 – 2BR	9%	1%	1,310	146	975	108
	Low Income; 80% AMI (\$21.38; \$44,484/year)		7,840 20%	\$1,112									
	Secretary/Admin. Asst. (\$20.73/hour;\$43,120)			\$1,078									
	Medical Assistant (\$19.49/hour;\$40,540)			\$1,013	\$966 – 1BR	51%	8%	3,998	627	2,988	468	6,986	1,095
	Median Renter Household Income (\$18.18/hour; \$37,826)			\$945									
	Retail Sales (\$16.70/hour;\$34,740/year)			\$868									
	Very Low Income; 50% AMI (\$13.51/hour;\$28,100/year)		50% AMI ↓	6,310 16%	\$702	\$860 – 0BR							
	Cook, short order (\$13.28/hour;\$27,630)				\$690								
	Home Care Aide (\$12.71/hour;\$26,440/year)				\$661								
	City of Tacoma Minimum Wage (\$12.35/hour;\$25,774/year)				\$644								
	Federal Poverty Line for Family of 4 (\$12.33/hour;\$25,750/year)				\$643								
	Extremely Low Income; 30% AMI (\$16,651/year)			30% AMI ↓	10,390 27%		\$416						
	SSI Disability Income (\$771/month;\$9,259/year)				\$231	76%	66%	7,896	6,857	6,012	5,221	13,908	12,078
TANF for Family of 3 (\$569/month; \$6,828/year)			\$170										
Affordable Units Needed								18,694	10,217	14,035	7,719	32,747	17,936
Estimated Existing Affordable Units (hard units and rental assistance vouchers) ⁸								6,614					
Net Additional Affordable Units Needed								22,297		21,745		50,683	

1. U.S. Department of Labor Bureau of Labor Statistics, May 2018 Metropolitan and Nonmetropolitan Occupational Employment and Wage Estimates Tacoma, WA Metropolitan Division: http://www.bls.gov/oes/current/oes_45104.html#19-0000
U.S. Dept. HUD CHAS Data Query Tool Tacoma, Washington 2013-2017 American Community Survey at: https://www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html
City of Tacoma Minimum Wage: <http://www.cityoftacoma.org/cms/one.aspx?objectId=89891>
SSA SSI Federal Payments Amounts For 2019 at: <https://www.ssa.gov/oact/cola/SSI.html>
Washington State DSHS Economic Services Administration TANF and Support Services: <https://www.dshs.wa.gov/esa/community-services/offices/tanf-and-support-services>
SSI Federal Payment Amounts for 2019: <https://www.ssa.gov/oact/cola/SSI.html>
U.S. Dept., HUD, FY 2017 Income Limits Summary Individual AMI at: <https://www.huduser.gov/portal/datasets/il/2017/2017summary.odn>
U.S. Census bureau, 2013-2017 American Community Survey 5-year Estimates, Tacoma city, Washington: <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

2. U.S. Housing and Urban Development 2013-2017 American Community Survey at: https://www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html
3. Tacoma has 39,100 renter households. 2013-2017 American Community Survey. The % of that total in each income tier derives from dividing the number in each tier by that total. The % and number for the top tier are households at or above 80% AMI.

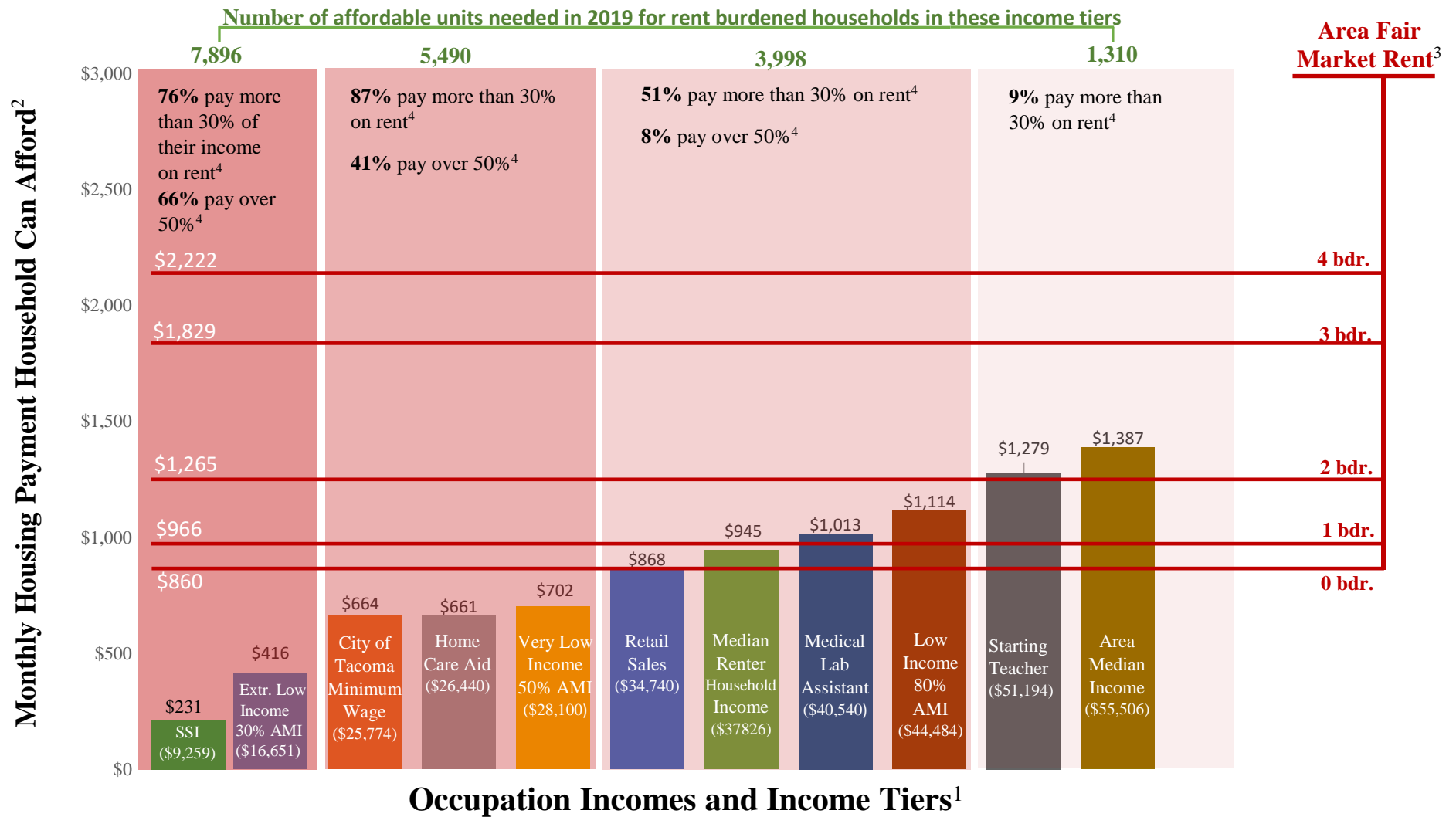
4. "Housing is considered to be affordable when the cost of housing plus utilities equals no more than 30% of household [gross] income." Page 38 of Tacoma-Lakewood Consortium Consolidated Plan 2015-2019.

5. Tacoma, WA. HUD FMR FY 2019, https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019summary.odn
HUD calculates Fair Market Rents (FMR) annually. "In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities." FMRs reflect the rent for the 40th percentile of the market. U.S. Housing and Urban Development,

6. U.S. Housing and Urban Development 2013-2017 American Community Survey at: https://www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html
7. The City projects that 59,800 households will join the city by 2040. One Tacoma Comprehensive Plan, December, 2019, 49% of current city households rent. Tacoma-Lakewood Consortium Consolidated Plan 2015-2019 (page 38). Applying that % to the new households means 29,302 of them will rent. Applying the % of the current renter population in each income tier and rent burden categories estimates the number of the new renter households in each income tier that will be rent burdened.
8. State of Washington HOUSING NEEDS ASSESSMENT (Washington State Department of Commerce 2015) (<http://www.commerce.wa.gov/wp-content/uploads/2016/10/AHAB-needs-urban-Tacoma.pdf>)

NOTE: The assessment reported 6,278 subsidized housing units in 2015, added to this number is the number of affordable units built since 2015. This includes units whose subsidies were set to expire by 2017. These units are affordable to a range of incomes from zero to 80% AMI. This estimate judges that 80% are affordable to the lowest income households, which are the most rent burdened.

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 Social Security Administration SSI Federal Payments Amounts For 2019 at: www.ssa.gov/oact/cola/SSI.html
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 U.S. Department of Housing and Urban Development, FY 2019 Income Limits Summary Individual AMI at: www.huduser.gov/portal/datasets/il/2017/2017summary.odn
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